

21 Market Place

Westbury, Wiltshire, BA13 3DG

COOPER
AND
TANNER



For Sale - £255,000 Freehold

20 – 21 Market Place,
Westbury,
Wiltshire,
BA13 3DG

For Sale £255,000 Freehold

Description

The property is located on the edge of the historic Market Place in Westbury with a return frontage to the Fore Street (A350) which is the main route through the town centre.

The property extends over 2 floors with a retail/commercial unit at ground floor, and three 1 bed apartments at ground and first. Access to the flats is via West End/Fore Street. There is a rear pedestrian access to the property and a small courtyard.

The accommodation comprises (approx. areas):

Ground Floor	37 sqm (398 sq ft)	Vacant
Flat 20a	34 sqm (366 sq ft)	Let
Flat 20b	32 sqm (344 sq ft)	Vacant
Flat 20c	33 sqm (355 sq ft)	Let

The ground floor commercial unit has recently become vacant. The flats are income producing generating £15,300 per annum at present.

Location:

Westbury is located midway between Trowbridge and Warminster on the A350. It has a main line rail link to Paddington (approximately 1 1/2 hours) with trains to Bristol, Bath Southampton and Cardiff. The M4, junction 17 is 19 miles to the north and the A303 leading to the M3 and the south-west is 12 miles to the south. The current population is circa 15,000.

What3Words

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Planning

The commercial unit is within Class E (Business, Commercial and Services) and that the apartments are in C3 Residential use. The property is Grade II Listed and within a Conservation area.

VAT

We understand that the Property is not elected for VAT.

Business Rates

Rateable Value of £6300 (2026 List).
This is not the rates payable.

Services

We understand the unit benefits from connection to mains water, drainage, and electricity. Services and appliances not tested.

EPC Rating

Commercial Energy Efficiency Rating of C/75

Asbestos

We do not currently hold an Asbestos Management Survey for the Property.

Tenure

Freehold

Viewings: By appointment only through the sole agents
Cooper and Tanner 1908 Limited – 03450 34 77 58

COMMERCIAL

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